

WATERVIEW CONDOMINIUM ASSOCIATION
Board Meeting
Tuesday, November 3, 2015, 7:00 PM

Present: Board Members - Allen Kressman, Boris Todorov, Matt Lengeranli, Valentin Andreev, Dan Giordano and Haisam Soliman. Waterview Employees – Kathy Kosher, Nick DeCarlo, and Andrew Damaschin.

Allen opened the meeting at 7:00 PM.

- **New Board Member** - Allen announced and welcomed Dan Giordano as the new Board Member and that Kamil Staszewski had stepped down.
- **Condo Fee** – Allen announced there would be no increase in condo fees for 2016 and that no assessments were anticipated.
- **Board Members** – Allen advised that starting this Monday a member of the Board would be available on Mondays at the Management Office between 2:00 and 2:30 PM to meet with owners and hear their issues. No appointment is necessary. The Board is working on trying to set aside other times.
- **Guest Speaker** – Bob Nepa spoke about mortgages and how to possibly save money on refinancing. He congratulated the Board on getting FHA approval. This is good for a condo. It gives owners a bigger market when selling which increases the value of the property. His card is available at the Management Office if anyone has questions or would like to contact him. Allen thanked him and continued with the meeting.
- Allen wanted all to know that the Board believes in Waterview and is responsible for recommending friends and relatives to the Association as owners and tenants and the Board appreciates the owners' support. He also stated that individual owners have approached the Board with personal situations. The Board tries to be flexible but must look at the By-Laws and all owners.
- **Accomplishments** – Reviewed the highlights of the Accomplishments listed on the Fall 2015 newsletter including 19 Roofs Replaced, Mansards painted, Lounge, Pool Cover, Surveillance cameras, Pool Parties and Fire Safety Inspection.
- **Projects in Progress** - Reviewed the highlights including deck staining, LED lighting, beautification and dumpster relocation. Some owners expressed that they felt trash has been piling up. Nick explained there were 2 instances in the last month where a pickup was not made due to problems with the trash company.

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- **HVAC Electrical Repair** – Emergency HVAC electrical repair was required.
- **Mansards** – It was indicated there was paint peeling on the mansards on Dorset Avenue. The Board will look into this.
- **Decks** – Some dissatisfaction with the decks was expressed. Nick advised that anyone with problems should report them to the Office. It was asked if bids and permits were obtained for all projects. Allen explained permits and bids are obtained. All vendors are licensed and insured.
- **Roof Capping** – An owner indicated this seems to be taking a long time. Dan explained they are special ordered.
- **Renters** – It was requested that the Board look into whether the Condo could have a credit and criminal check done prior to tenants moving in. The Board will contact the attorney.
- **Property Tax Appeal** – Waterview's taxes were appealed and owners should have been advised by the City.
- **Budget** – the 2015 budget was reviewed and it was announced the 2016 budget had been approved. \$25,000 less is budgeted for 2016. Projects will continue and improvements made. Budget and Reserves are in good shape.
- **Aged Receivables** – The amount that owners owe in back fees was reviewed. Waterview took over 2 units and others are on payment agreements. However, a different owner has fallen behind.
- **Pool Fencing** – The current wall is within legal limits and taking down the cyclone fence made it more aesthetically appealing. An owner advised that the City of Ventnor no longer allows any new cyclone fencing for beautification reasons. Many owners thought it looked good.
- **Units Taken By Waterview** – They are still owned by banks but Waterview receives the rent from tenants.
- **Lighting** – Some owners would like the lighting upgraded. It was explained that this is listed on the Projects in Progress as an ongoing project. One member indicated it was very dark at the front steps leading from the 1 bedroom units and lights need to be added. The Board will look into this (maybe even solar).
- **Dogs** – Dogs continue to be a problem at Waterview. It was suggested and agreed upon to put signs in these areas.
- **Newsletters** – The Fall 2015 newsletter is available at the Management Office and on the website. In addition it was delivered to all owners.

Meeting adjourned at 8:00 PM. Boris 1st. Matt 2nd. Dan 3rd.